

**MINUTES OF THE REGULAR CITY OF OROFINO
PLANNING AND ZONING COMMISSION MEETING HELD
JULY 21, 2020, AT 6:00 PM AT
217 FIRST STREET, OROFINO, ID 83544**

CALL TO ORDER

The City of Orofino Planning and Zoning Commission met on Tuesday, July 21, 2020, in the Council Chambers of City Hall at 217 First Street, Orofino, Idaho. A quorum being present, Interim Chairwoman Kaufman opened the meeting at 6:00 p.m. followed by the Pledge of Allegiance.

Commission Members Present:
Interim Chairwoman Kaufman, Commissioner Carver, Commissioner Steiner, and Commissioner Blimka

Commission Members Absent:
Chairwoman Gortsema

Staff Members Present:
Building Official Todd Perry and Recording Secretary Bobbi Kaufman

Guests Present:
Sal and Tina Lauria, Joe Pippenger, Nancy Butler, and Elizabeth Morgan

The agenda was approved as published. The minutes for June 16, 2020, were approved as written. Interim Chairwoman Kaufman opened the public hearing and explained the procedures.

PUBLIC HEARINGS

Application (617 Michigan Ave) is a Special Use request by Tina Lauria to allow a multi-family dwelling aka duplex within a single-family dwelling district. This property zoned MXD, Mixed Use District-Sales and Service, R-2 Residential District, is located in Section 2, Township 36 North, Range 1 East, at 617 Michigan Avenue, Orofino, Idaho.

Testimony by applicant:
MRS. TINA LAURIA [PO BOX 2061, OROFINO, ID 83544] explained why they are requesting the special use to allow the multi-family dwelling within the MXD District. She explains the layout of the house and parking spaces available.

Staff report by administrator:
Administrator Perry presented the staff report along with exhibits to the Planning and Zoning Commission and public present. He answered questions from the Commission regarding the building code requirements.

No supporting testimony, no opposing testimony, and no uncommitted testimony

Verbal correspondence:

On July 7, 2020, City Staff received a verbal comment from Glenda Szoka [533 Brown Ave, PO Box 2584, Orofino, ID 83544] that she has no objections to the request as long as there is enough parking.

On July 10, 2020, City Staff received a verbal comment from Karen Hunter [537 Michigan Ave, PO Box 1479, Orofino, ID 83544] and she has no issues with the request for a duplex at 617 Michigan Avenue.

Debate and Discussion:

The Commission discussed the request for a multi-family use and had no concerns.

There being no further debate or discussion, Commissioner Carver made the **MOTION**:

"I move that the Planning and Zoning Commission recommends to the City Council as governing board, approval of Special Use request (617 Michigan Ave) by Tina Lauria to have a multi-family dwelling unit in a single-family dwelling district with the condition of having two parking spaces per dwelling unit." Commissioner Blimka second.

There being no further discussion among the Commission, Interim Chairwoman Kaufman put the motion to a roll call vote: Commissioner Carver-Yes; Interim Chairwoman Kaufman-Yes; Commissioner Steiner-Yes, and Commissioner Blimka-Yes. The motion passed unanimously. The City of Orofino City Council, as governing board, will make a final determination of the request on Tuesday, July 28, 2020.

Application (Re-Zone Bartlett Street) is a request by the City of Orofino Planning and Zoning Commission to offer a recommendation to the city council on a proposed zoning district boundary change from Single-Family Dwelling District (R-2), to Mixed Use District-Sales and Service, R-2 Residential District (MXD). These properties zoned R-2, Single-Family Dwelling District, are located in Sections 6 and 7, Township 36 North, and Range 2 East, at 431 Bartlett Street, currently the new Clearwater Historical Museum, and 510 Bartlett Street, formally known as A-1 Body Shop (Cummings).

Testimony by applicant:

ADMINISTRATOR PERRY [PO BOX 312, OROFINO, ID 83544] presented the staff report along with exhibits and quoted ordinance standards for each zone and the outright uses. He also explained past special uses in this area including the museum at the 433 Barlette Street.

No supporting testimony and no opposing testimony

Uncommitted testimony:

Mr. Joseph Pippenger [1130 Ellis Avenue, PO Box 911, Orofino, ID 83544] had questions regarding which lots are being proposed for the zone change. Administrator Perry explained. Mr. Pippenger explained how he supports the economic development for the future use on this property but does have concerns for the traffic and high speed. He has asked for signs for School Zone to help with the speeding as there are lots of children on bicycles, playing, ext. The School Zone would give the City Police more teeth and they could use the school zone signs by the old Junior High. He suggests this as a condition, if approved, to the Planning and Zoning Commission.

Written and verbal correspondence:

On July 15, 2020, City Staff received a note from Ann Schuyler [914 Kalaspo Avenue, PO Box 163, Orofino, ID 83544] with her concerns on the impact of Bartlett Street families if the property is re-zoned.

On July 16, 2020, Clearwater County Economic Development Coordinator Chris St. Germaine [217 1st Street, Orofino, ID 83544], submitted a letter asking the commission to not rezone the property and use the Special Use Process for future development.

On July 20, 2020, City Staff received a letter from Jesse and Kim Osborne [902 Walrath Avenue, PO Box 1565, Orofino, ID 83544] and they highly oppose the rezone for several reasons. Those reasons are summarized as the following: additional traffic on Bartlett Street, possible environmental hazards and drastic reduction in property values.

Administrator Perry had no rebuttal but did further explain this area and the existing uses, special uses, and outright uses currently allowed.

Debate and Discussion:

The Commission discussed the request for the rezone and if changed, the uses allowed in the MXD. If it remains R-2, then the Special Use process would be used to direct future development.

There being no further debate or discussion, Commissioner Steiner made the **MOTION**:

"I move that the Planning and Zoning Commission recommends to the City Council, as governing board, denial of the application (Re-Zone Bartlett Street) to rezone the properties at 433 and 510 Bartlett Street based on the information discovered at the hearing." Commissioner Blimka second.

There being no further discussion among the Commission, Interim Chairwoman Kaufman put the motion to a roll call vote: Commissioner Carver-Yes; Interim Chairwoman Kaufman-Yes; Commissioner Steiner-Yes, and Commissioner Blimka-Yes. The motion passed unanimously. The City of Orofino City Council, as governing board, will make a final determination of the request on Tuesday, July 28, 2020.

The geographic boundaries and map identifying the Orofino Area of City Impact established by Clearwater County Ordinance No. 8-B declares properties within the Area of City Impact be afforded the opportunity for review and comment. Clearwater County Planning and Zoning Administrator Bobbi Kaufman will present:

Conditional Use request ZC20200053 is a request by Mr. Mark Dover to allow commercial use in his current residence. This property zoned R-2, the Medium-High Density District, is located in Section 4, Township 36 North, Range 1 East, at 13714 W 1st Ave, an Orofino address in Clearwater County, ID. This property is located within the Orofino Area of City Impact. The Clearwater County Planning and Zoning Commission recommended approval at their Wednesday, July 15, 2020, public hearing.

Clearwater County Building and Planning Administrator Kaufman contacted the City of Orofino Planning Department regarding where this property lays within the future land use map. Per the City of Orofino Future Land Use Map, this property is located within the Single-Family Dwelling District R-2. City Code of Orofino Chapter 2 Section 11-2-4 § C lists Home Occupations allowed as a Special Use. Administrator Kaufman asked the Commission for any additional comments or stipulations they would have concerning the area of city impact and city code. Any comments or stipulations will be provided at the Board of Clearwater County Commissioners public hearing Monday, August 10, 2020.

Commissioner Carver made the motion: "The requested conditional use meets the requirements of city code for the type of use; therefore, I move that the county follow their ordinance in approving the request." Interim Chairwoman Kaufman second. The motion passed unanimously.

NEW BUSINESS/UNFINISHED BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Commissioner Carver made a **MOTION** to adjourn at 6:42 p.m. Interim Chairwoman Kaufman second. Interim Chairwoman Kaufman put the motion to a vote. The motion carried unanimously.

Minutes approved on this 18th day of August, 2020.

Respectively submitted,



Ms. Bobbi Kaufman
Acting Recording Secretary